

ATTACHMENT 4A

Branford Site
General Facility Description

171 Short Beach Road, Branford, Connecticut
Owner: 171 Short Beach Road Realty, LLC
Map/Block/Lot: C10/0027/00009
Approximately 0.87 Acres

The proposed facility at the Branford Site consists of a 50' by 50' lease area located in the north-west portion of an approximately 0.87 acre parcel owned by 171 Short Beach Road Realty, LLC. A new self-supporting monopole tower 120' in height would be constructed. AT&T will install up to 12 panel antennas at the 120' centerline height on the tower. The tower compound will consist of a 50' x 50' fenced area to accommodate AT&T's 12' x 20' radio equipment shelter and a 4' x 11' concrete pad for AT&T's emergency generator. An 8-foot high chain link fence would enclose the tower compound. The tower and compound are designed for future shared use by other carriers. Vehicle access to the facility will be provided from Short Beach Road over an existing 15-foot wide gravel access drive a distance of approximately 240'. Electric and telephone utilities would be extended from existing utilities adjacent to the proposed compound area.

Branford Site
Site Evaluation Report

I. LOCATION

- A. COORDINATES: 41° 15' 46.04" N 72° 50' 03.94" W
- B. GROUND ELEVATION: 59.1' AMSL
- C. USGS MAP: Branford
- D. SITE ADDRESS: 171 Short Beach Road, Branford, Connecticut
- E. ZONING WITHIN 1/4 MILE OF SITE: Residential

II. DESCRIPTION

- A. SITE SIZE: 50' by 50' lease area, 50' by 50' compound
- B. LESSOR'S PARCELS: ± 0.87 acres
- C. TOWER TYPE/HEIGHT: Monopole / 120' AGL.
- D. SITE TOPOGRAPHY AND SURFACE: The proposed site is located on a relatively flat area on a parcel improved with a commercial building and associated paved vehicle access and parking areas.
- E. SURROUNDING TERRAIN, VEGETATION, WETLANDS, OR WATER: The Branford Site property is improved with a commercial office building and associated paved and gravel parking areas and access drive. Areas to the north, north-east and north-west are undeveloped and wooded. On-site investigations revealed no wetlands within 100' of the proposed facility compound. A review of available information regarding the site through Federal databases indicates that the site is not located within a 100-year flood zone.
- F. LAND USE WITHIN 1/4 MILE OF SITE: Land uses within ¼ mile of the site are primarily residential with some commercial development and an undeveloped, wooded area to the north, which is held in a land trust for open space.

III. FACILITIES

- A. POWER COMPANY: CL&P
- B. POWER PROXIMITY TO SITE: Facilities available from a utility pole on site.
- C. TELEPHONE COMPANY: AT&T
- D. PHONE SERVICE PROXIMITY: Same as power.
- E. VEHICLE ACCESS TO SITE: Access to the facility would be provided from Short Beach Road over an existing 15-foot wide paved access drive a distance of approximately 240'.
- F. OBSTRUCTIONS: None
- G. CLEARING AND FILL REQUIRED: The compound will require clearing and minor grading to level the area. Some filling may be required. Approximately twelve (12) trees will be removed. Detailed plans would be included in a Development and Management Plan ("D&M" plan) after any approval of the facility which may be issued by the Connecticut Siting Council.

IV. LEGAL

- A. PURCHASE LEASE
- B. OWNER: 171 Short Beach Road Realty, LLC
- C. ADDRESS: 171 Short Beach Road, Branford, Connecticut

Branford Site
Facilities and Equipment Specification

I. TOWER SPECIFICATIONS:

- A. MANUFACTURER: To be determined
- B. TYPE: Self-Supporting monopole
- C. HEIGHT: 120'
DIMENSIONS: Approximately 4' in diameter at the base, tapering to approximately 1.5' at the top.
- D. LIGHTING: None as set forth in attached Federal Aviation Administration (FAA) report

II. TOWER LOADING:

- A. AT&T – up to 12 panel Antennas
 - a. Model – Powerwave P90-15-XLH-RR and P90-15-XLH-MM or equivalent panel antenna
 - b. Antenna Dimensions – 72”H x 12”W x 7.3”D
 - c. Position on Tower – 120’ centerline mounted on low profile platform
 - d. Transmission Lines – MFG: Commscope; Size 1-5/8”
- C. Future Carriers – To be determined

III. ENGINEERING ANALYSIS AND CERTIFICATION:

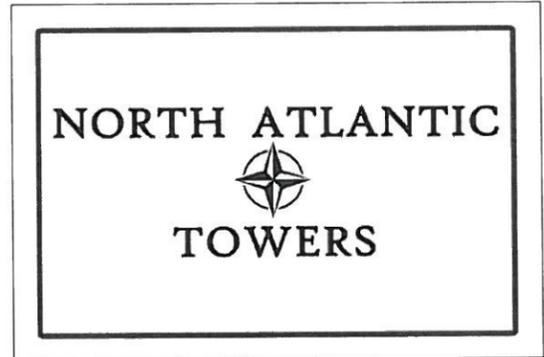
The tower will be designed in accordance with American National Standards Institute TIA/EIA-222-F “Structural Standards for Steel Antenna Towers and Antenna Support Structures” and the 2003 International Building Code with 2005 Connecticut Amendment. The foundation design would be based on soil conditions at the site. The details of the tower and foundation design will be provided as part of the final D&M plan.

PROJECT DESCRIPTION:

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

- | | |
|--|---------------------------|
| 1. CT BUILDING CODE | 5. ANSI/TIA/EIA-222-F |
| 2. UNIFORM BUILDING CODE | 6. UNIFORM PLUMBING CODE |
| 3. BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA) | 7. NATIONAL ELECTRIC CODE |
| 4. UNIFORM MECHANICAL CODE | 8. LOCAL BUILDING CODE |
| | 9. CITY/COUNTY ORDINANCES |



BRANFORD
SITE ID: CT1109-C
171 SHORT BEACH RD.
BRANFORD, CT 06405

PROJECT INFORMATION

SITE NAME: BRANFORD
 SITE ID: CT1109-C
 SITE ADDRESS: 171 SHORT BEACH RD. BRANFORD, CT 06405
 ZONING JURISDICTION: CONNECTICUT SITING COUNCIL
 ZONING CLASSIFICATION: R3
 PARCEL ID: C10/000/002/00
 PARENT PARCEL SIZE: .87 ACRES
 CONSTRUCTION AREA: ±2,500 SQ. FEET
 LATITUDE:
 LONGITUDE:

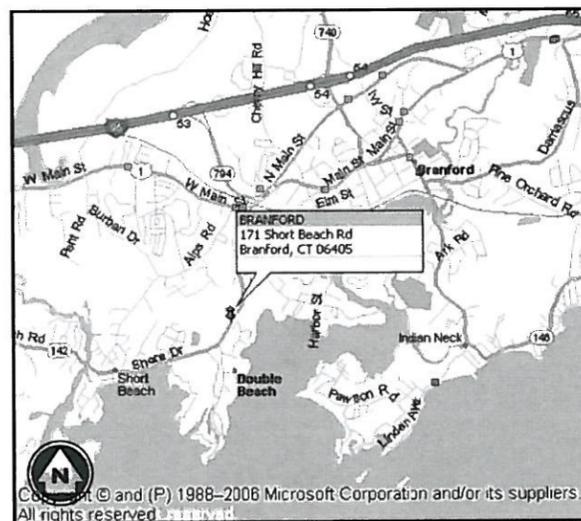
PROJECT DIRECTORY

PROPERTY OWNER: 171 SHORT BEACH ROAD REALTY, LLC
 TEL: (XXX) XXX-XXXX
 APPLICANT: NORTH ATLANTIC TOWERS
 1001 3RD AVE WEST, SUITE 420
 BRADENTON, FL 34205
 CONTACT: DAN SHRIVER
 (941) 757-5010
 ENGINEER: INFINIGY ENGINEERING PLLC
 11 HERBERT DRIVE
 LATHAM, NY 12110
 CONTACT: KEN CURLEY
 (518) 690-0790
 ATTORNEY: CUDDY & FEDER LLP
 445 HAMILTON AVE, 14TH FLOOR
 WHITE PLAINS, NY 10601
 CONTACT: LUCIA CHIOCCCHIO, ESQ.
 PHONE: (914) 761-1300

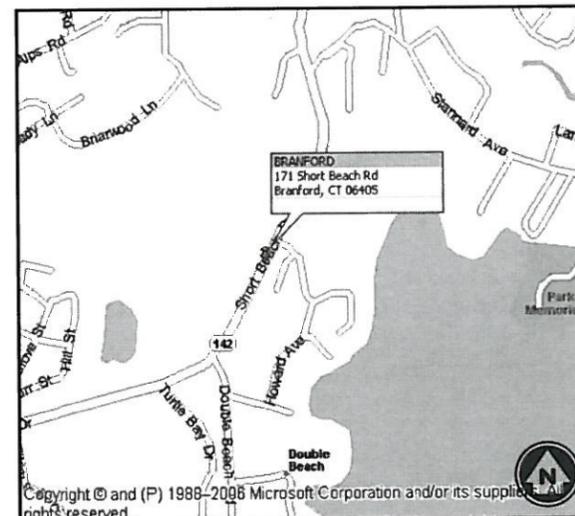
POWER COMPANY: TBD
 TELCO COMPANY: TBD

DRAWING INDEX

DRWG. #	TITLE	REV.#	DATE
T1	TITLE SHEET	3	3/30/12
Z1	ABUTTERS MAP	3	3/30/12
Z2	OVERALL SITE LAYOUT	3	3/30/12
Z3	ENLARGED SITE LAYOUT	3	3/30/12
	ELEVATION VIEW & DETAILS	3	3/30/12



VICINITY MAP
N.T.S.

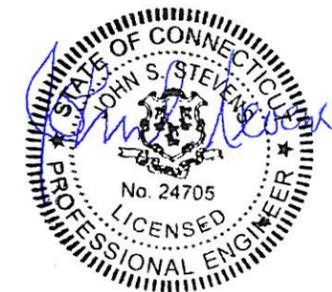


LOCATION MAP
N.T.S.

infinigy
 engineering

11 HERBERT DRIVE
 LATHAM, NY 12110
 OFFICE #: (518) 690-0790
 FAX #: (518) 690-0793

PROPOSED TOWER HEIGHT: ±120' AGL
 LATITUDE: 41° 15' 46.04" N
 LONGITUDE: 72° 50' 03.94" W



DIG ALERT:
 CALL FOR UNDERGROUND UTILITIES PRIOR TO DIGGING:
 1-800-922-4455
EMERGENCY:
 CALL 911

NEW HAVEN COUNTY, CONNECTICUT

1
22
PROPOSED NORTH ATLANTIC TOWERS 50'-0"x50'-0" FENCED COMPOUND LEASE AREA
PROPOSED 120' NORTH ATLANTIC TOWERS MONOPOLE (DESIGN BY OTHERS)

PARCEL ID: C10/000/002/00001
BRANFORD LAND TRUST INC.
SHORT BEACH ROAD
P.O. BOX 254
BRANFORD, CT 06405

PARCEL ID: C10/000/002/008.1
165 SBR LLC
165 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/002/00009
REALTY LLC
171 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/002/00010
PERRELLI, LOUIS
177 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/003/00023
CHESLOCK, CARL A
174 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/003/00024
DE CARLO, RICHARD P.
170 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/003/00025
MORDENTE, GIACOMO III & LINDA
166 SHORT BEACH ROAD
BRANFORD, CT 06405

PARCEL ID: C10/000/003/00026
HWANG CANDACE TETMEYER
162 SHORT BEACH ROAD
BRANFORD, CT 06405

NOTE:

1. THERE ARE APPROXIMATELY 335 RESIDENTIAL STRUCTURES WITHIN A 1000' RADIUS OF THE PROPOSED NORTH ATLANTIC TOWER MONOPOLE BASED ON BRANFORD GIS
2. LOCALIZED TREE REMOVAL TO BE COMPLETED FOR INSTALLATION OF PWSF ONLY. ESTIMATED NUMBER OF TREES TO BE REMOVED IS APPROXIMATELY TWELVE (12).

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11 Herbert Drive
Latham, NY 12110
OFFICE: (518) 690-0790
FAX: (518) 690-0793

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3	UPDATED ABUTTERS	AD	3/30/12
2	REVISED PER COMMENTS	BPM	11/23/10
1	ISSUED FOR PERMITTING	MER	7/15/10
0	ISSUED FOR PERMITTING	BPM	6/1/10

Drawn: BPM Date: 6/1/10
Designed: AG Date: 6/1/10
Checked: SB Date: 6/1/10

Project Number
226-053

Project Title
BRANFORD CT1109-C
171 SHORT BEACH RD
BRANFORD, CT 06405

Prepared For

NORTH ATLANTIC TOWERS

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Drawing Scale:
AS NOTED
Date:
11/310

ZD

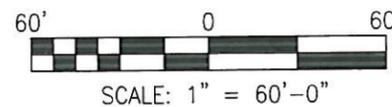
Drawing Title
ABUTTERS MAP

Drawing Number
Z1

BASEMAPPING PREPARED FROM A SITE WALK PERFORMED BY INFINIGY ENGINEERING ON 12/16/08, AND A SURVEY PERFORMED BY INFINIGY ENGINEERING, DATED 08/24/09.

1
ABUTTERS MAP
SCALE: 1" = 60'

GRAPHIC SCALE

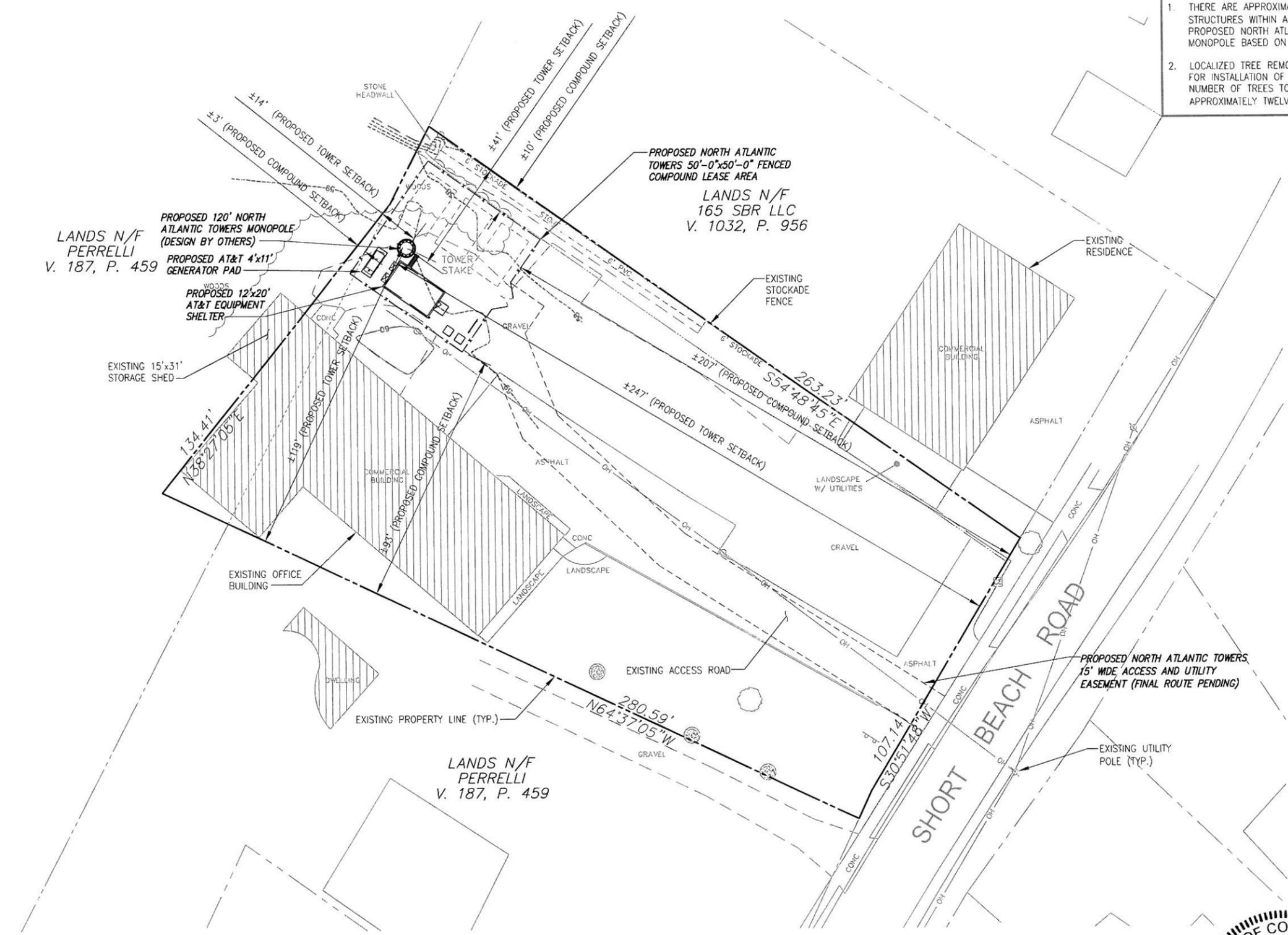


TRUE NORTH

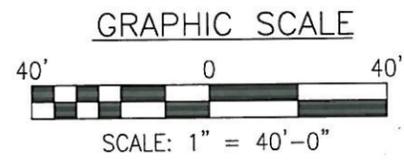
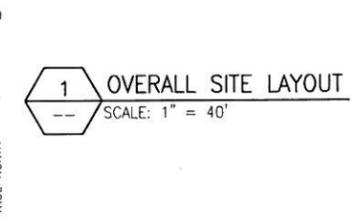


NOTE:

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BASEMAPPING PREPARED FROM A SITE WALK PERFORMED BY INFINIGY ENGINEERING ON 12/16/08, AND A SURVEY PERFORMED BY INFINIGY ENGINEERING, DATED 08/24/09.



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0	ISSUED FOR PERMITTING	BPM	6/1/10

Drawn: BPM Date: 6/1/10
Designed: ASZ Date: 6/1/10
Checked: S&B Date: 6/1/10

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Drawing Title:
OVERALL SITE LAYOUT

Drawing Number:
22

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 Checked: SJB Date: 6/1/10

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CT1109-C
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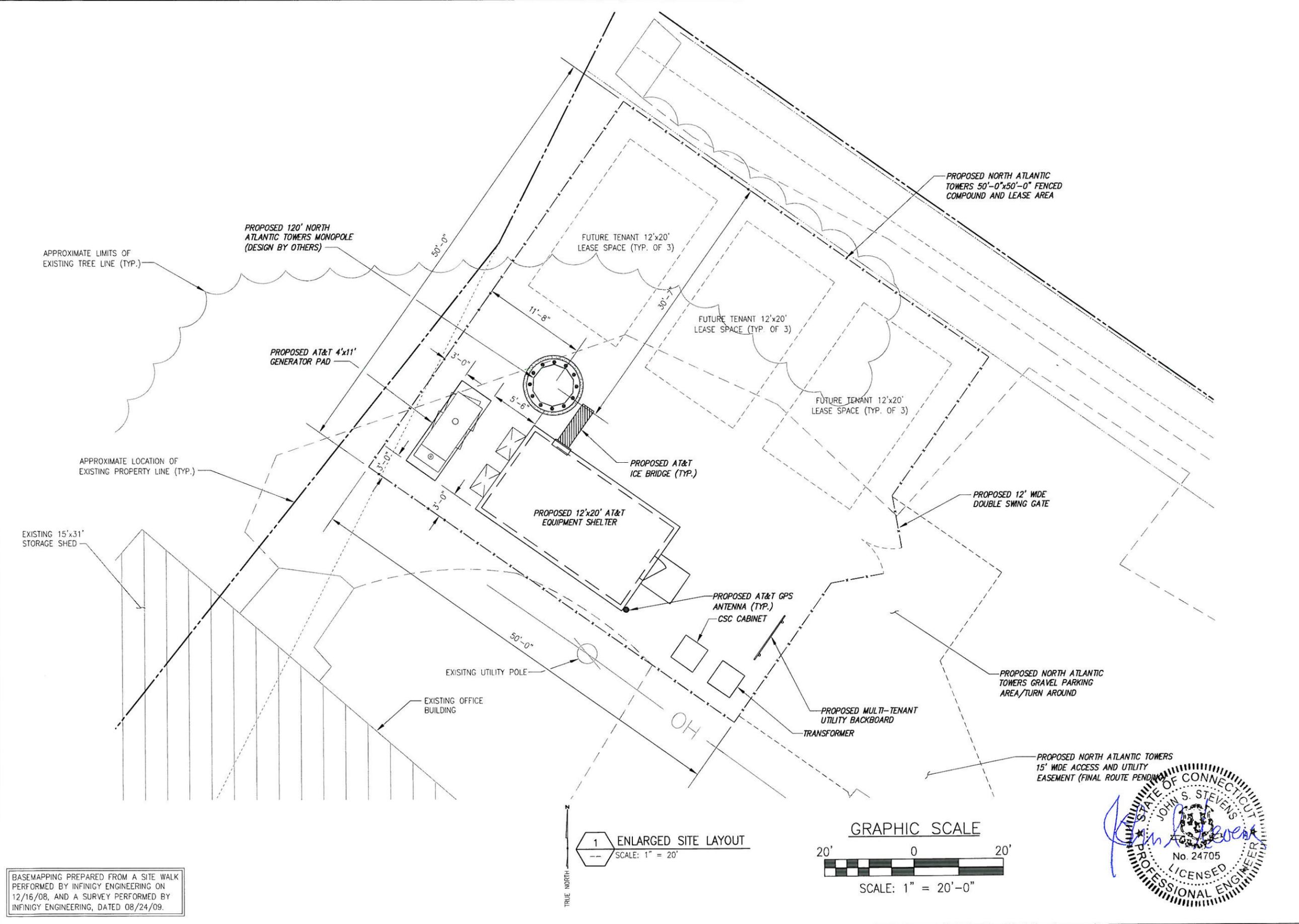
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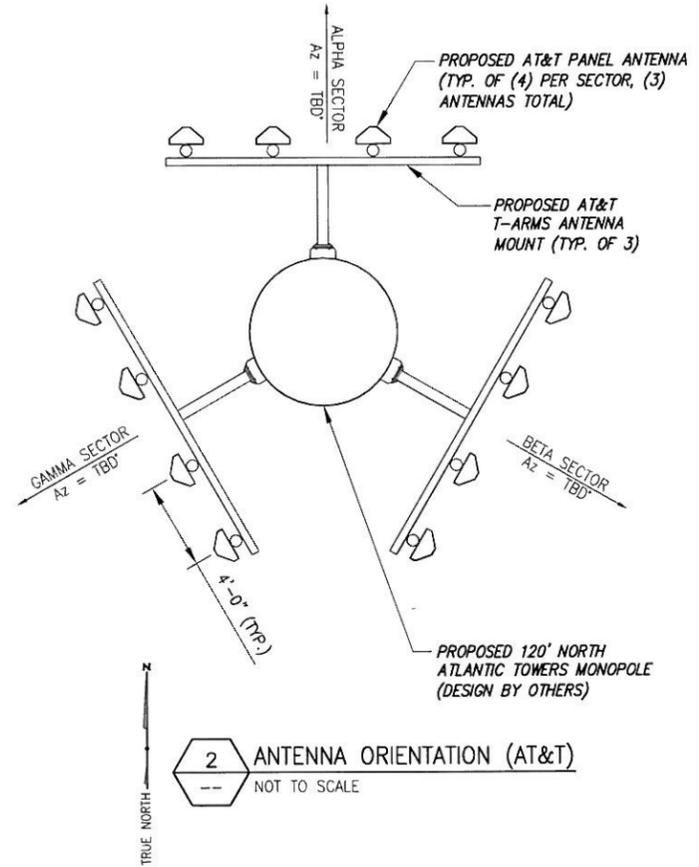
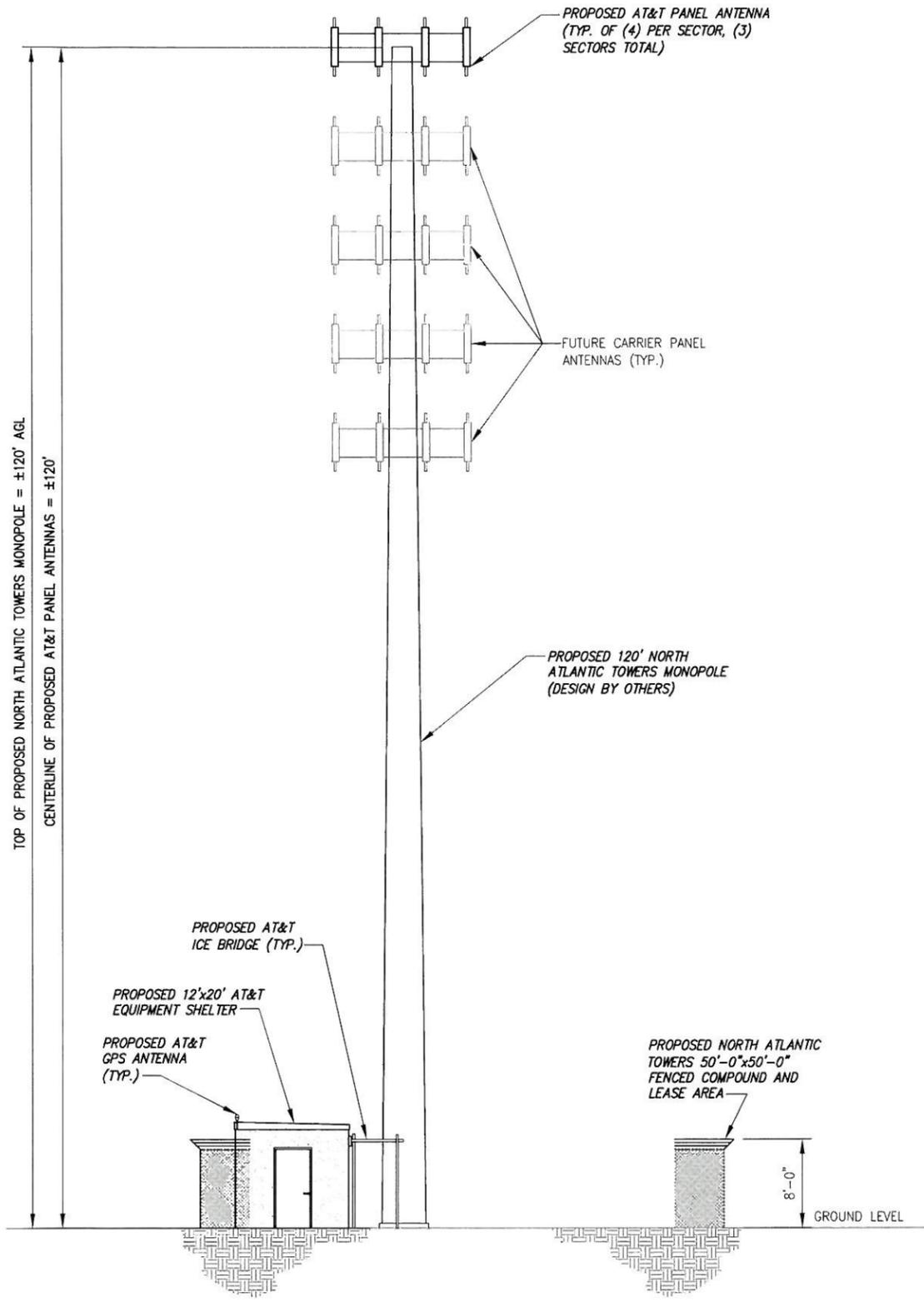
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ENLARGED SITE LAYOUT

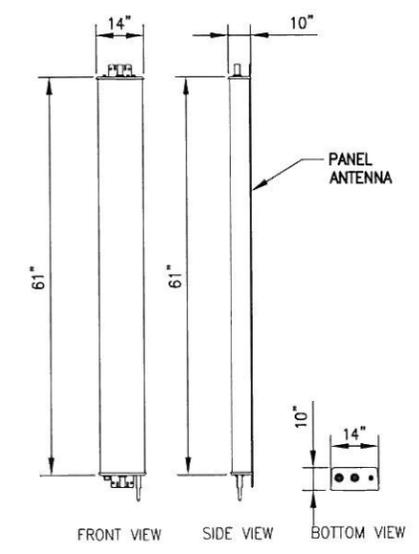
Drawing Number:
Z3



BASEMAPPING PREPARED FROM A SITE WALK PERFORMED BY INFINIGY ENGINEERING ON 12/16/08, AND A SURVEY PERFORMED BY INFINIGY ENGINEERING, DATED 08/24/09.



2 ANTENNA ORIENTATION (AT&T)
 --- NOT TO SCALE



3 ANTENNA DIMENSIONS (AT&T)
 --- NOT TO SCALE

1 TOWER ELEVATION VIEW
 --- NOT TO SCALE

STRUCTURAL ANALYSIS NOT COMPLETED AT TIME OF ISSUANCE OF THESE DRAWINGS. THE STRUCTURAL ANALYSIS MUST BE COMPLETED PRIOR TO CONSTRUCTION.

PROPOSED ANTENNA RAD CENTER IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL RF CONFIGURATION BY RF ENGINEER.



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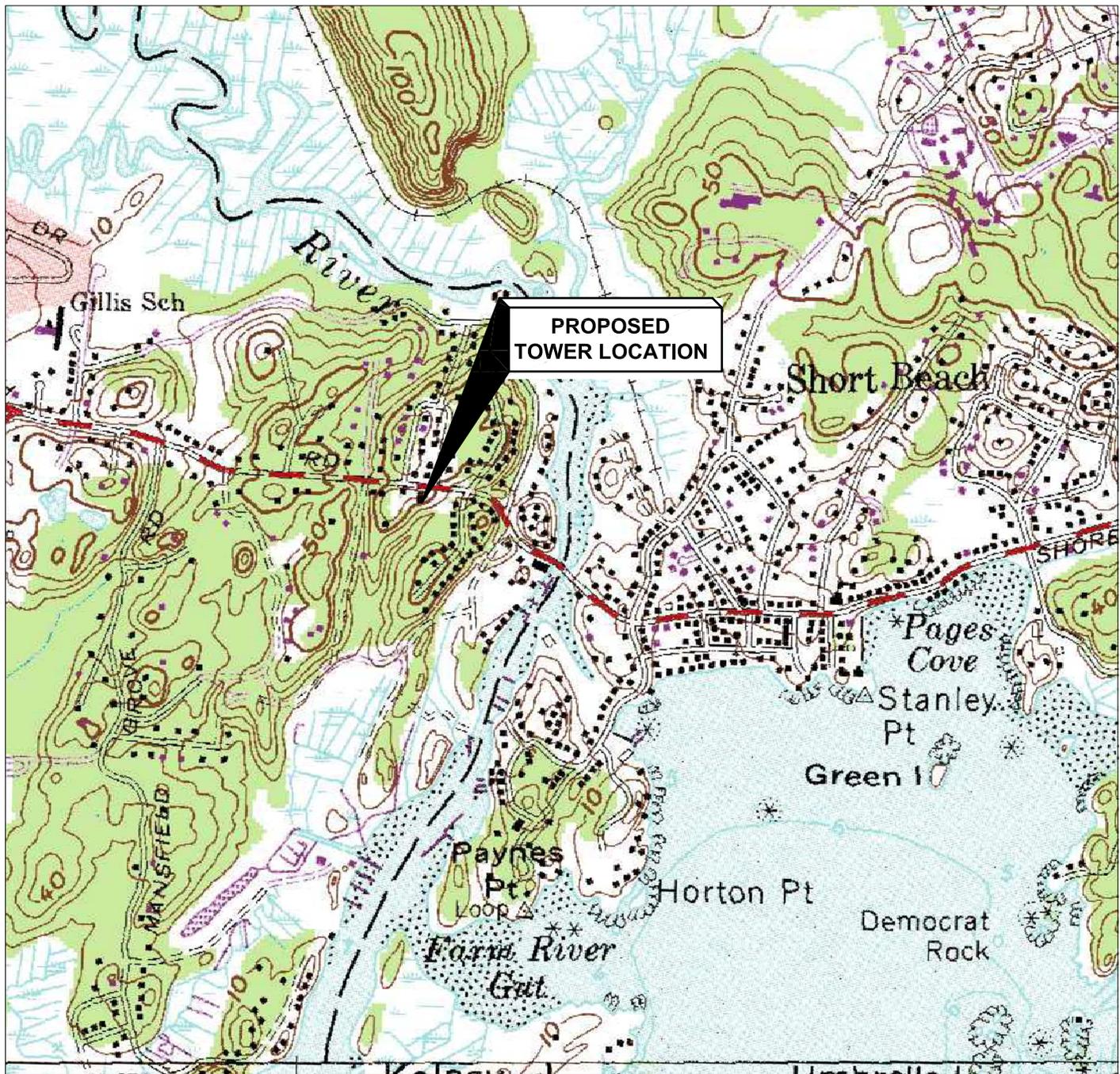
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Drawing Title
ELEVATION VIEW & DETAILS

Drawing Number
24



TOPOGRAPHIC MAP

APPROX. NORTH



TOPOGRAPHY SHOWN BASED ON USGS MAP: "BRANFORD, CONN.;
1072-C7-TF-024; 1967, PHOTOREVISED 1984; DMA 6466 IV SE-SERIES V816"

DRAWING SIZE: 8.5" x 11"

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engineering

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INFINIGY PROJECT #: 226-053

USGS QUAD MAP—EAST HAVEN RIVERSIDE VFD

SITE NAME: EAST HAVEN RIVERSIDE VFD
SITE I.D.: CT1109D
SITE ADDRESS: 82 SHORT BEACH ROAD
EAST HAVEN, CT 06512

DRAWING SCALE: AS NOTED

DATE: 3/30/12

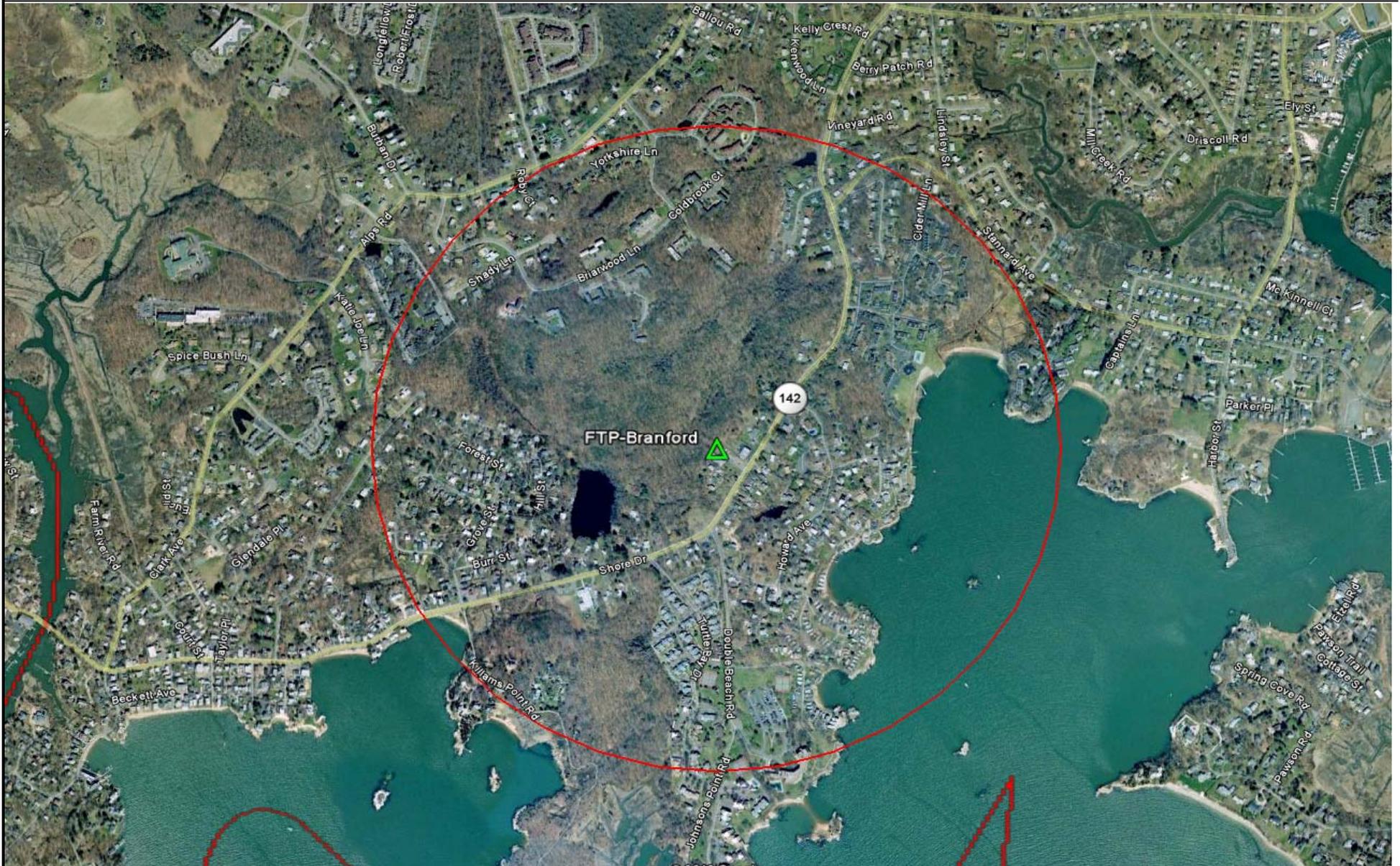
REV: 0

CLIENT NAME:
North Atlantic Towers, LLC

SITE LOCATION:
171 Short Beach Road
Branford, CT

PROJECT NAME:
FTP-Branford

PROJECT NO.:
226-053





Federal Aviation Administration
 Air Traffic Airspace Branch, ASW-520
 2601 Meacham Blvd.
 Fort Worth, TX 76137-0520

Aeronautical Study No.
 2010-ANE-456-OE

Issued Date: 06/29/2010

Curtis Miller
 Florida Tower Partners, LLC
 1001 3rd Avenue West
 Suite 420
 Bradenton, FL 34205

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole CT1109 Branford
Location:	Branford, CT
Latitude:	41-15-46.04N NAD 83
Longitude:	72-50-03.94W
Heights:	199 feet above ground level (AGL) 258 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

To coordinate frequency activation and verify that no interference is caused to FAA facilities, prior to beginning any transmission from the site you must contact Donna Betz, New Haven SSC, at 203-773-2158 .

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 12/29/2011 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2508. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2010-ANE-456-OE.

Signature Control No: 710175-127750661

(DNE)

Vee Stewart
Specialist

Attachment(s)
Frequency Data

cc: FCC

Frequency Data for ASN 2010-ANE-456-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W